

PP

APPROVAL RECORD

Planning Permission

Melakottiyur
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

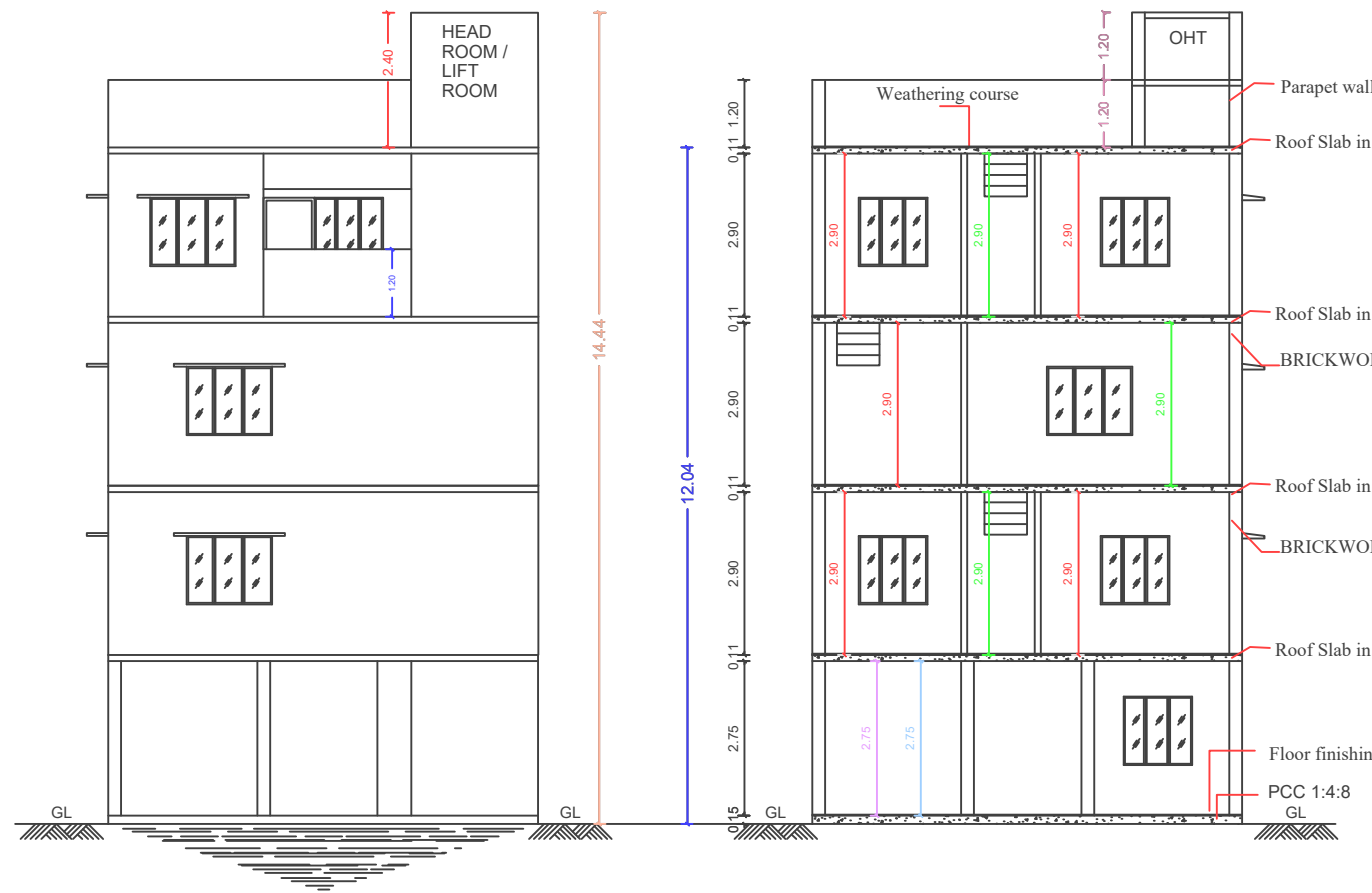
PURPOSE
Residential

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED STILT, FIRST, SECOND & THIRD FLOOR CONSTRUCTION OF RESIDENTIAL BUILDING COMPRISED IN OLD S.Nos: 58/6B & 58/6A3, PATTA No: 687, AS PER PATTA NEW S.Nos: 58/6B3 & 58/6A3H, OF PLOT No: 22, "ARUNODHAYAM NAGAR", KEEZHAKOTTAIYUR VILLAGE, MELAKKOTAIYUR PANCHAYAT, VANDALUR TALUK, CHENGALPATTU DISTRICT, THIRUPORUR PANCHAYAT UNION LIMITS.

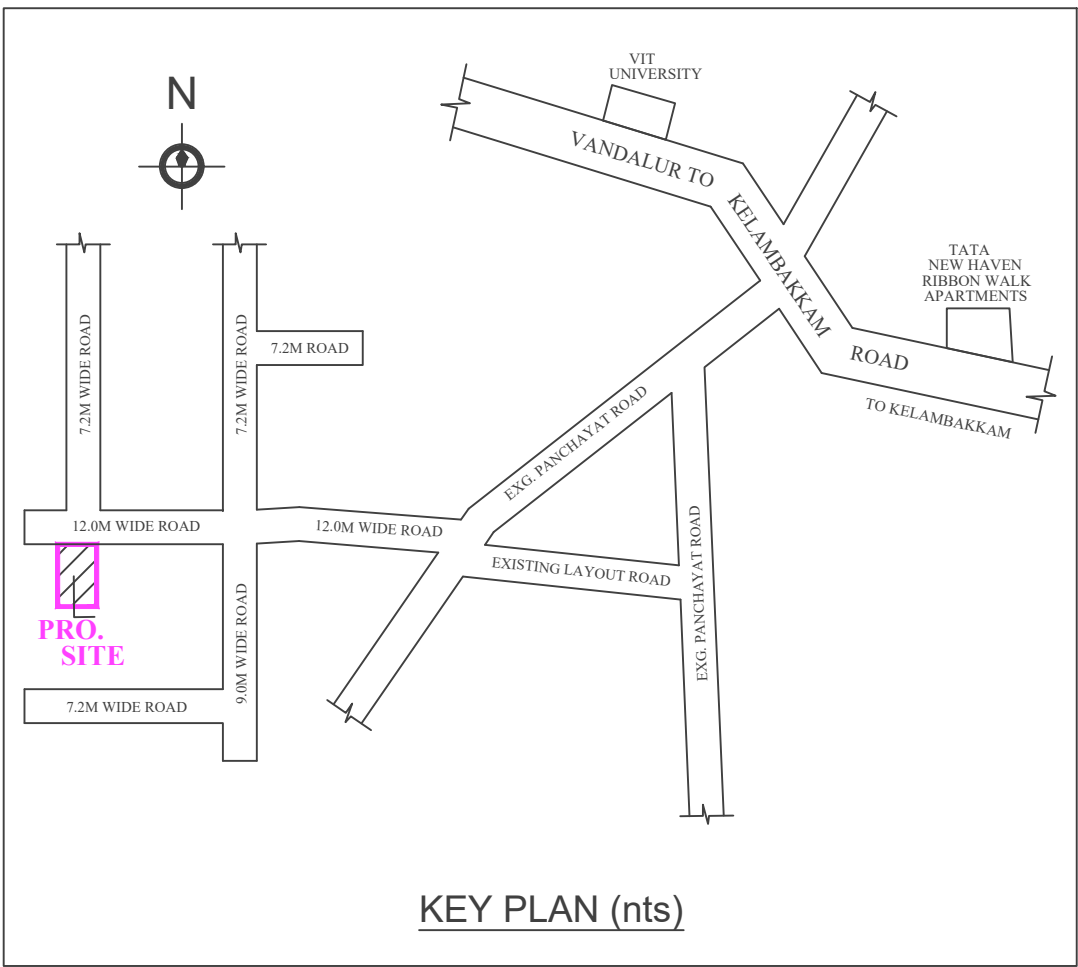
SCALE :1:100



ELEVATION

SECTION ON - "A A"

PLAN INFO
PLOT_NO=22
SURVEY_NO=58/6B3 & 58/6A3H
PATTA_NO=687
TALUK=VANDALUR
DISTRICT=CHENGALPATTU
AS_PER_DOCUMENT=117.06
FMB_OR_PLR=117.00
AS_AT_SITE=117.12
PLOT_AREA_M2=114.84
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=12.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
AVG_PLOT_DEPTH=12.80
AVG_PLOT_WIDTH=9.00
AREA_TYPE=OTHERS
ROAD_WIDTH=12.00
ROAD_LENGTH=600.00
LAND_USE_ZONE=RESIDENTIAL
RWH_DECLARED=YES
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
LEASEHOLD_LAND=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO

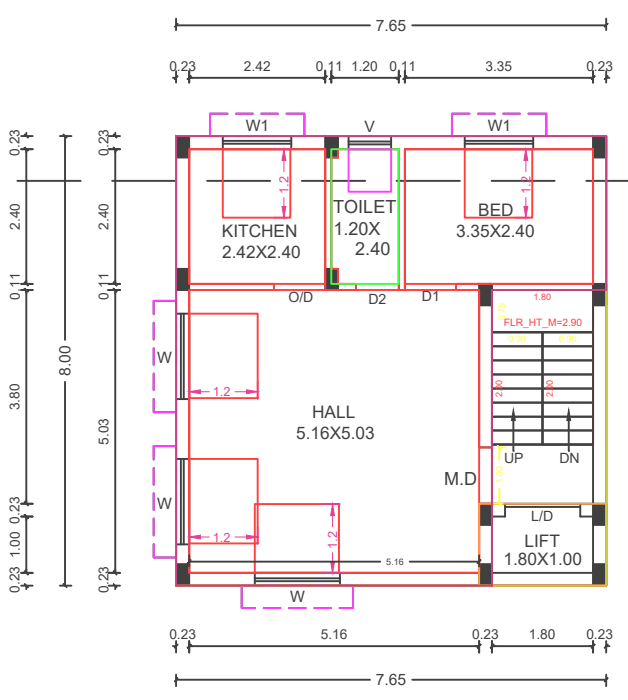
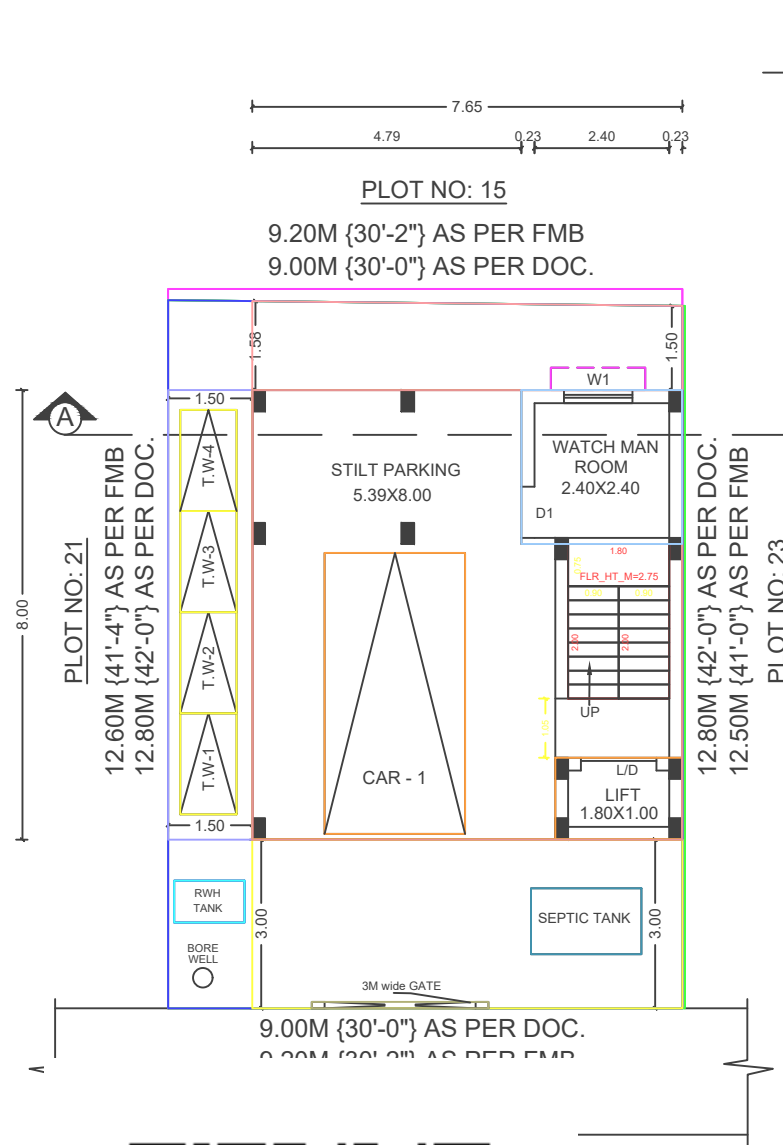


KEY PLAN (nts)

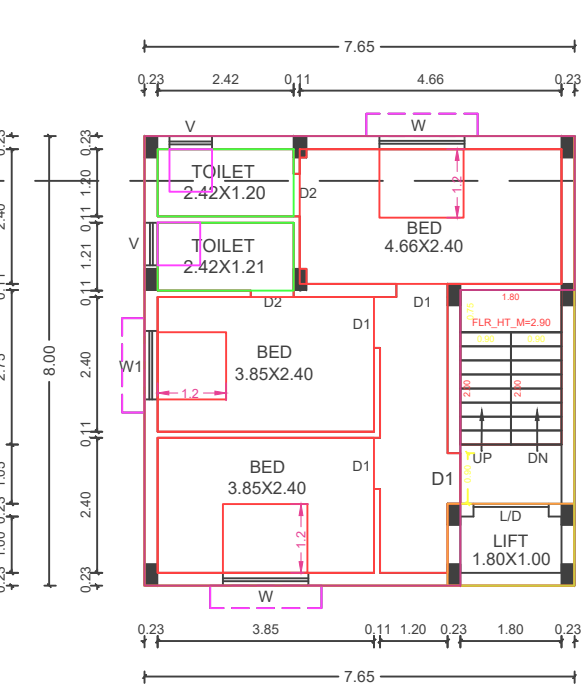
AREA DETAILS	Sq.ft.	Sq.mt.
PLOT AREA (AS PER DOCUMENT)	1260.00	117.06
PLOT AREA (AS PER PATTA)	1259.39	117.00
SUPERIMPOSED AREA	1236.14	114.84
FIRST FLOOR AREA	658.76	61.20
SECOND FLOOR AREA	658.76	61.20
THIRD FLOOR AREA	658.76	61.20
TOTAL AREA	1976.28	183.60
PLOT COVERAGE : 53.3% F.S.I. : 1.599		
PRO. COMPOUND WALL RUNNING METERS : 43.60 m		
STILT FLOOR AREA (NON F.S.I)	658.76	61.20
HEAD ROOM & LIFT AREA (NON F.S.I)	130.67	12.14
TOTAL AREA (NON F.S.I)	789.43	73.34

LAYOUT APPROVED BY D.T.C.P
SWP / DTCP / CHENGALPATTU DISTRICT NO: 258 / 2023,
DATED: 18 / 12 / 2023.

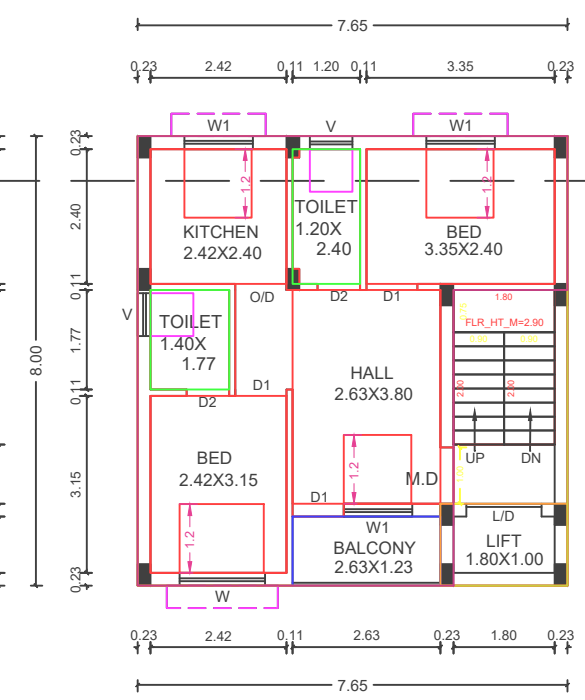
REFERENCE	STAIRCASE DETAIL
MD - DOOR - 1.00 X 2.13	WIDTH : 0.90 CM
D1 - DOOR - 0.91 X 2.13	TREAD : 0.25 CM
D2 - DOOR - 0.76 X 2.13	RISER : 0.16 CM
O/D - OPEN - 0.91 X 2.13	
W - WINDOW - 1.50 X 1.20	
W1 - WINDOW - 1.20 X 1.20	
FW - WINDOW - 3.00 X 2.13	
V-VENTILATOR -0.90 X 0.76	
	COLOUR INDEX
	PROPOSED
	ROAD
	BOUNDARY
	EXG.BUILDING
	TO BE DEMOLISHED



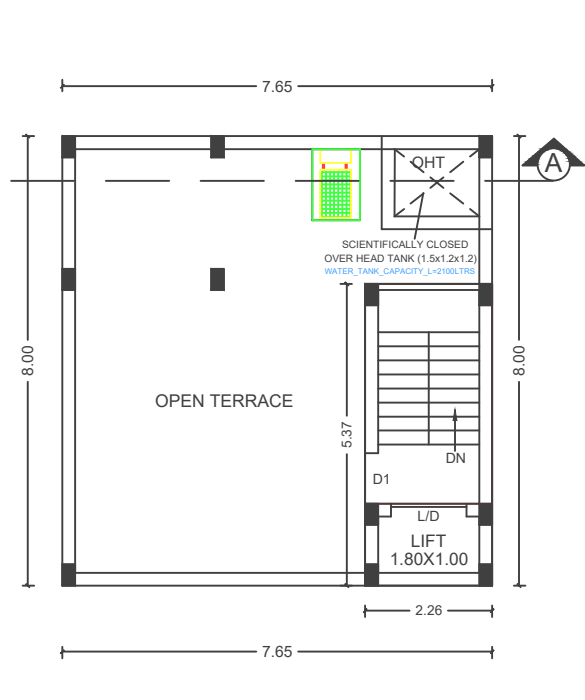
FIRST FLOOR PLAN



SECOND FLOOR PLAN



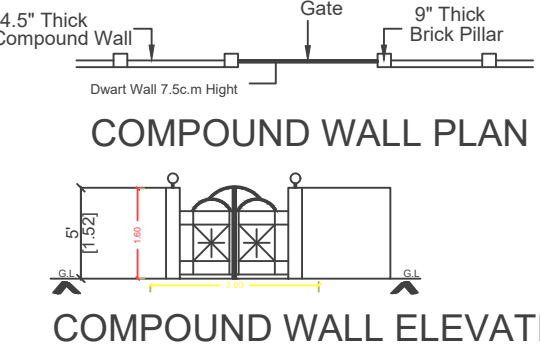
THIRD FLOOR PLAN



TERRACE FLOOR PLAN

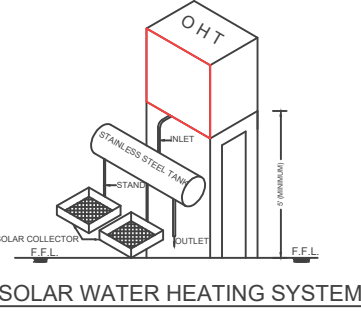


PLAN

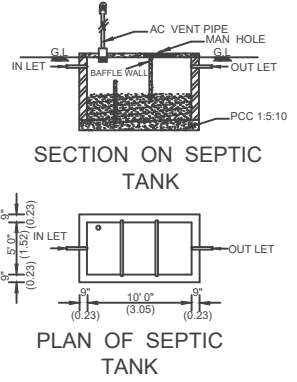


COMPOUND WALL PLAN

COMPOUND WALL ELEVATION

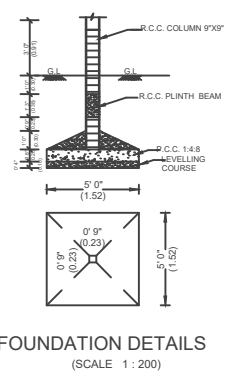


SOLAR WATER HEATING SYSTEM

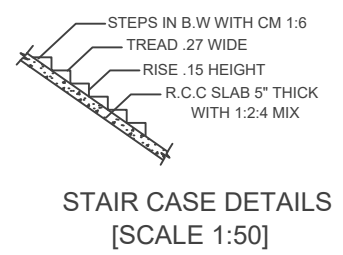


SECTION ON SEPTIC TANK

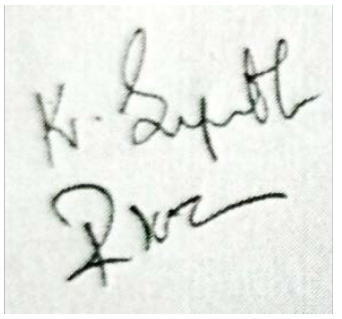
PLAN OF SEPTIC TANK



FOUNDATION DETAILS
(SCALE 1:200)



STAIR CASE DETAILS
(SCALE 1:50)



OWNER



Registered Engineer

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

